Scheme for conversion from leasehold to freehold

*315. SHRI RAJU PARMAR: Will the MINISTER OF URBAN DEVELOPMENT AND POVERTY ALLEVIATION be pleased to state:

(a) whether it is a fact that Government had launched a scheme for conversion from leasehold to freehold in 1999;

(b) if so, the salient features of the scheme;

(c) how many applications were received in response to the scheme;

(d) how many applications, both original owners as well as General Power of Attorney holders, have been submitted in the L&D, area-wise;

(e) the details of applications approved and pending separately as on date; and

(f) what action has been taken against the erring officials for not clearing the applications within stipulated period?

THE MINISTER OF URBAN DEVELOPMENT AND POVERTY ALLEVIATION (SHRI JAGMOHAN): (a) The scheme for conversion of leasehold properties in Delhi into freehold was launched by the Government in 1992.

(b) The major salient features of the scheme are as under:—

I. The scheme covers:

(i) Built-up residential plots where the lease/sub-lease has been granted by a Public Agency.

(ii) Janta, LIG, MIG, HIG, SFS flats and tenements allotted on leasehold basis by the Delhi Development Authority and its slum wing.

(iii) 'C' type and 'A' type tenements allotted on leasehold basis by Department of Rehabilitation/Land and Development Office.

(iv) Flats constructed by Group Housing Societies on land leased by the Delhi Development Authority.

(v) All fixed term residential built-up properties where no premium has been charged.

II. The conversion fee is charged on a graded basis, keeping in view the size of the plot and notified land rates. As a special concession, the land rates of 1.4.87 were applicable for computing the conversion fee in respect of applications received from 28.6.99 to 31.3.2000.

III. No conversion fee is chargeable in respect of build-up residential properties in respect of plots having land area upto 50 sq. mtrs., 'C' type tenements and Janta flats and also flats constructed by Group Housing Societies on land allotted by DDA having plinth area of 30sq. mtrs. and below.

IV. Remissions in conversion fee is allowed as under:

(i) Remission of conversion fee @ 50% of the prescribed rate in respect of original lessees in Rehabilitation colonies, who have not transferred or parted with the properties and are paying nominal ground rent and in whose cases first sale is exempted from payment of unearned increase as per lease terms.

(ii) Remission of conversion fee @ 33.1/3% in respect of ready built flats allotted by various lease administering authorities or constructed by co-operative group housing societies.

(iii) Remission of conversion fee @ 25% in respect of original lessees of properties allotted by the lease administering authorities other than original lessees of Rehabilitation Colonies. This concession is also available to the lessees where the properties have changed hands after seeking sale permission, etc. as per the terms and conditions of the lease.

V. A surcharge of 33.1/3% on full conversion fee is leviable if the applicant is a GPA holder and conversion is to be granted in favour of a persons other than the lessee.

(c) The agency-wise break-up of applications received since introduction of the scheme is given below:—

Name of Agency	No. of Applications Received upto 31.3.2000
DDA	1,09,790
L&DO	23,546
MCD	467
TOTAL	1,33,803

(d) Area-wise details regarding aspplications submitted by the lessees and the GPA holders are not maintained.

(e) The number of applications finally settled, number of applications where short documents/payments have been called for and number of applications under process/pending, agency-wise, are as under:—

	Total	Approved/ Finally Settled	Short payment/ Documents awaited from applicants	Pending/ under process
DDA	1,09,790	76,355	18,521	14,914
L&DO	23,546	18,723	2,045	2,688
MCD	467	23	444	NIL
TOTAL	1,33,803	95,101	21,010	17,602

(f) There was heavy rush of applications during the period December, 1999 to March, 2000 because of extension of scheme for special reduced conversion charges based on 1987 land rates. Despite this, out of a total of 1,33,803 applications received, 1,16,110 applications have already been finally settled/processed. Special drives have been launched to clear the remaining applications numbering 17,602 as quickly as possible.